



CITY OF
HAYWARD
HEART OF THE BAY

**Sequoia Grove
Habitat For Humanity East Bay
December 18, 2014
Planning Commission Meeting**

Linda Ajello, AICP, Associate Planner
Planning Division
Development Services Department



Sequoia Grove

Location



Sequoia Grove

Site Photos



View of site from A St.



View of site and adjacent property on Walnut St.



View of site from Walnut St.



View of site looking toward A St.

Sequoia Grove

Site Photos



View from site across Walnut St.



View from site across Walnut St.



View from site across A St.



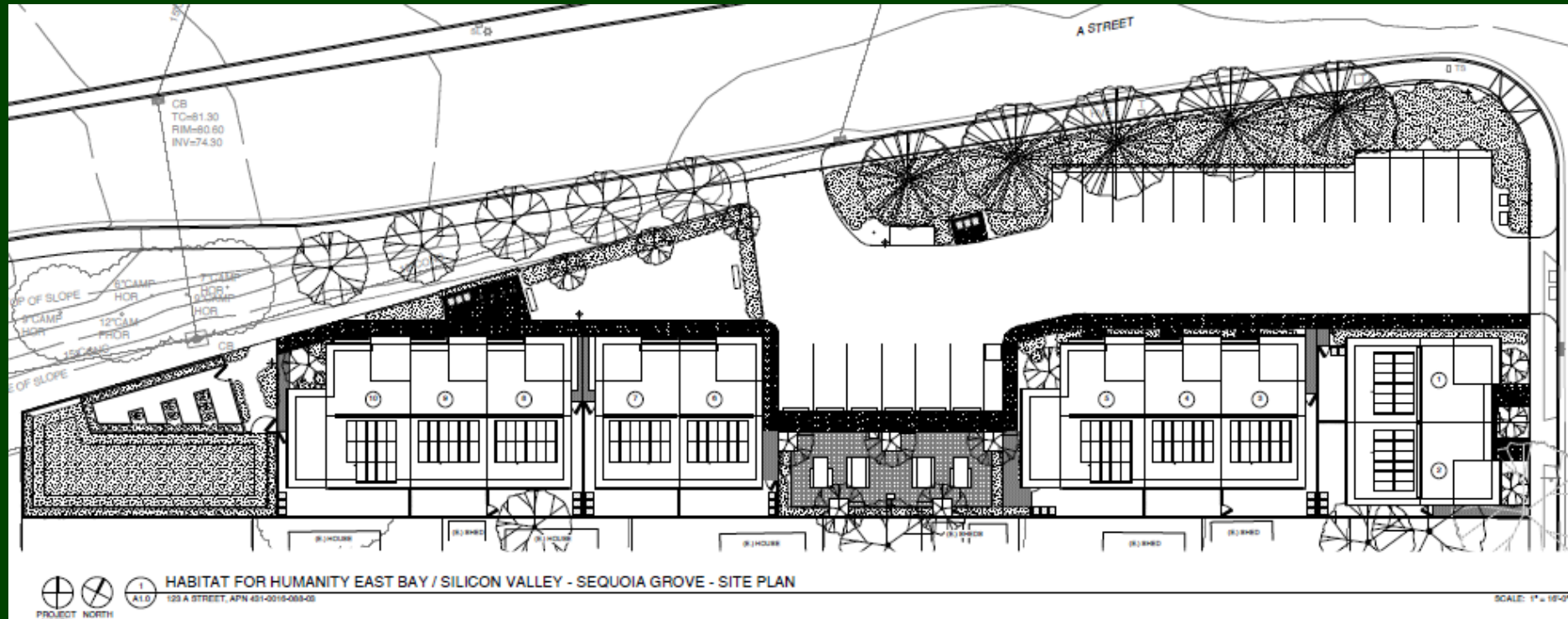
View from site across A St.

HAYWARD



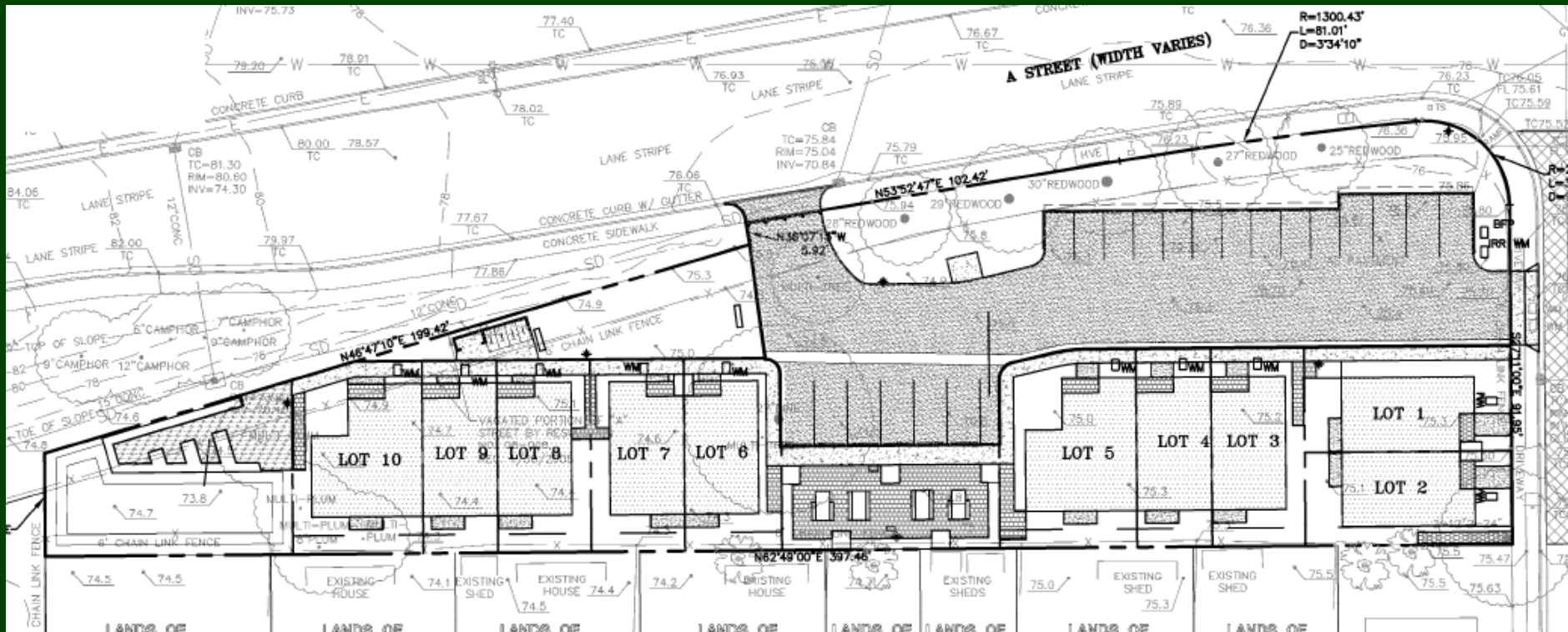
Sequoia Grove

Site Plan



Sequoia Grove

Vesting Tentative Tract Map 8104





1
433
INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"



2
433
INTERIOR STREET ELEVATION - LOOKING SOUTH

SCALE: 3/16" = 1'-0"



Proposed Parking – 2:1

- 10 for sale townhomes
- 2 uncovered/unit
- 8 bicycle parking (2 space credit)

Required Parking – 2.1:1

- 1.0 covered and 1.10 uncovered

Sequoia Grove

Kinsell Commons, Oakland (2010)

- 22 for-sale townhomes
- 22 uncovered spaces (1:1)



Brookfield Court, Oakland (2014):

- 12 for-sale townhomes
- 22 uncovered spaces (1.83:1)



Open Space Type	Minimum Amount Required	Amount of Conforming Open Space Provided	Meets Requirement?
Private Open Space	None	2,484 sq. ft.	Yes
Group Open Space	100 sq. ft. of usable open space per dwelling unit Total: 1,000 sq. ft.	Central Group Open Space 2,799 sq. ft.	Yes
Total Open Space	350 sq. ft. of usable open space for each dwelling unit Total: 3,500 sq. ft.	5,283 sq. ft.	Yes (+1,783 sq. ft.)

Recommend that the Planning Commission recommend approval to the City Council, including:

1. Adoption of the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; and
2. Approval of the proposed project, including approval of a Zone Change and Vesting Tentative Tract Map, subject to staff recommended Findings and Conditions of Approval.



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